



**AGENDA**  
**COLUMBUS BOARD OF ZONING APPEALS**  
**TUESDAY, JULY 27, 2010, 6:30 P.M.**  
**City Council Chambers, City Hall**  
**123 Washington Street, Columbus, Indiana**

**ROLL CALL**

**OLD BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- A. C/CU-10-08: Human Services** – a request by Human Services for conditional use approval to allow an office use in an I2 (General Industrial) zoning district. The property is located at 1607 Central Avenue in the City of Columbus (***Continued from the May 25, 2010 Meeting***).

**NEW BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- B. C/CU-10-12: William Purdue** – a request by William Purdue for conditional use approval to allow a temporary care-giver / dependent relative residence in the AP (Agriculture Preferred) zoning district per Zoning Ordinance Section 6.7(Part 2)(B). The property is located at 8585 South 100 West in Wayne Township (***Forwarded by the Hearing Officer***).

**Public Hearing**

- C. C/CU-10-11: Westside Community Church** – a request by Westside Community Church for conditional use approval per Zoning Ordinance Section 3.9(B) to allow a worship facility in an RS4 (Single-family Residential) zoning district. The property is located on the southwest corner of Tipton Lakes Boulevard and State Road 46 in the City of Columbus.

**Public Hearing**

- D. C/DS-10-07: Westside Community Church** – a request by Westside Community Church for a development standards variance from Zoning Ordinance Section 3.9(C) to allow the height of the primary structure to be 45 feet, 5 feet higher than the maximum height of 40 feet; and a development standards variance from Zoning Ordinance Section 6.1(E)(3) to allow 4 accessory structures in a front yard. The property is located on the southwest corner of Tipton Lakes Boulevard and State Road 46 in the City of Columbus.

**Public Hearing**

- E. C/UV-10-03: First United Methodist Church** – a request by First Methodist Church for a use variance from Zoning Ordinance Section 3.12(A) to allow a community garden in an RE (Residential Established) zoning district / MX-OL (Mixed Density Neighborhood Overlay District). The property is located on the northeast corner of Lafayette Avenue and 9<sup>th</sup> Street in the City of Columbus.

**Public Hearing**

- F. C/DS-10-08: MDL Mold & Die Components** – a request by MDL Mold & Die Components for a development standards variance from Zoning Ordinance Section 7.3(Part1)(C)(3)(c) to allow a new entrance from a public street to have a separation distance of 30 feet, 170 feet less than the required 200 foot separation distance on a collector street; and a development standards variance from Zoning Ordinance Section 7.3(Part 1)(D)(1) to allow an entrance drive to be built without curbs from the beginning of an acceleration or deceleration lane, taper, or turning radii up to and including any landscaping area that separates the entrance from parking and loading areas. The property is located at 4572 North Long Road in the City of Columbus.

**Public Hearing**

- G. C/DS-10-09: Blake Everroad** – a request by Blake Everroad for a development standards variance from Zoning Ordinance Section 9.3(C) (1) to allow a chain link fence in the front yard of a residential use; and a development standards variance from Zoning Ordinance Section 9.3(C) (2) to allow a fence in a front yard to be 48 inches high, exceeding the maximum height of 42 inches by 6 inches. The property is located at 4450 West Goeller Boulevard in Columbus Township.

**FINDINGS OF FACT**

C/UV-10-01: Early Head Start  
C/CU-10-07: Indiana Wesleyan University  
C/DS-10-06: Indiana Wesleyan University  
C/DS-10-05: Daily Farm Market

**APPROVAL OF MINUTES**

Minutes of the June 29, 2010 meeting

**DISCUSSION**

**ADJOURNMENT**

**THE BOARD OF ZONING APPEALS MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.**